



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, January 21, 2015

MEMBERS PRESENT: Chairman William Geary, Richard Meade, Coleman Barry, Sean Callaghan, Glen Comiso

MEMBERS ABSENT:

OTHERS PRESENT: Margaret Hoffman, Principal Planner
Robert Stevens, Urban Renewal Planner
Kristina Johnson, Transportation Planner

Meeting held in the City Council Chamber Room, 1305 Hancock Street, Quincy MA.

Meeting called to order and attendance roll call taken at 7:00 PM by Chairman William Geary.

VOTE TO ACCEPT December 10, 2014, PLANNING BOARD MINUTES

MOTION: by Member Coleman Barry to approve the December 10, 2014, Planning Board meeting minutes as presented.

SECOND: Member Richard Meade

VOTE: 4-0 Motion Carries

7:05 PM Public Hearing – 116 East Howard Street – Special Permit/Site Plan Approval, Planning Board Case No. 2015-17

The Chairman opened the continued Public Hearing and indicated that the Board had received a request from the Applicant's Attorney to continue the hearing to the next available date.

Member Glen Comiso made a motion to continue the public hearing at the Applicant's request to Wednesday February 25, 2015. Member Rich Meade seconded the motion and it was so voted unanimously.

8:15 PM Public Hearing – Certificate of Consistency -1400 & 1442 Hancock Street – Certificate of Consistency Planning Board Case #2015-CoC01

The Chairman read the public hearing notice into record. Kyle Warwick, the Applicant's representative from Gate Residential gave a brief overview of the project and made a presentation to the Board. He indicated that they had been working closely with the City's departments and peer reviewers to get the project to the point it was at. Mr. Warwick then went over the details of the project and described the materials proposed for the outside of the building. He indicated that they have been approached by several retailers interested in the location. He then introduced Christopher McFarlane from Landworks Studios who went over the design of the buildings and discussed the outdoor spaces and public realm within

the site. Although it is a private way it has been designed as a cut through area for pedestrians from Hancock Street to Chestnut Street. Member Richard Meade had some questions regarding the traffic circulation and whether traffic flow would change on the adjoining street. Brian Baizelle, the Applicant's traffic Engineer said that the traffic flow would not change on Hancock or Chestnut Street. He then went over the traffic circulation indicating that there would be a right turn only from the site to Hancock Street. He then showed the Board the location of public parking spaces within the site. Member Coleman Barry was concerned about the safety and questioned how it would be policed within the site. Mr. Warwick indicated that there would be a public easement agreement and that the Applicant would be responsible for policing the area and promoting safety measures. Member Glen Comiso asked what the plans were for the commercial/retail uses. Mr. Warwick explained that they are already actively pursuing tenants for the spaces. They have some early interest from a restaurant and a health and fitness facility. They are hoping to create outdoor seating areas for restaurants leasing spaces. The Chairman asked if there was any potential for retail fronting on the inside open space area. Mr. Warwick indicated spaces that could become available within the center of the site in the future. Mr. Warwick discussed the ratio of parking spaces to units and the use of bike racks and storage on the site. Paul Jacques, the City's Peer Review Consultant gave his review and went over the items that were commented on by the applicant and the Peer Review team. There were issues regarding the pedestrian safety as they exit the site to Hancock Street. The City's Peer reviewer Daniel Mills from MDM explained that there was a proposed pedestrian warning signal that was still being decided. Chairman Geary explained that the City's Police and Safety Departments would need to agree to any systems that were put into place. There were several members of local worker's unions present. Several of them spoke about their desire to have local construction projects hire local workers. Chairman Geary explained that it was not in the Board's purview to require the developers to hire any specific workers. He then explained that the public had the option to sign the sheets at the back of the room either in favor or in opposition to any projects that were being reviewed by the Planning Board. He also reminded the public that they can communicate with the Planning Department by mail or by email. Seeing no other people wanting to speak he asked for a motion to close the public hearing indicating that they would take the recommendation from the Planning Board after the hearing and would continue the matter to the next meeting for a vote.

Member Coleman Barry made a motion to close the public hearing to public testimony. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Coleman Barry made a motion to continue deliberations to the next Planning Board meeting on February 25, 2015. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Richard Meade made a motion to adjourn at 8:20 p.m. Member Coleman Barry seconded the motion and it was so voted unanimously.